



**Property type :** Townhouse

**Location :** Marbella

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** North

**Parking :** Closed Garage

**House area :** 222 m<sup>2</sup>

- ✓ Close to golf
- ✓ Gymnasium
- ✓ Alarm system
- ✓ Partially furnished

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Airconditioning

- ✓ WiFi
- ✓ Storage room
- ✓ Terrace



+++ Charming townhouse in the urbanisation of San Javier +++++

In the heart of Nuevo Andalucia, Marbella, walking distance to Puerto Banus.

+++ Fees included in the price +++

Details of the flat:

Ground floor:

Living room, dining room,  
Kitchen, laundry room  
Terrace,

First floor:

1 bedroom en suite, with complete bathroom and balcony,  
2 bedrooms,  
1 complete bathroom,

Semi-basement floor:

Gym (possibility of converting into a bedroom),  
1 complete bathroom,  
Garage,  
Storage room,

The property has air conditioning hot/cold,

The gardens are very well kept, with a beautiful central swimming pool and within a private gated community with security camera surveillance.

The location is perfect.

Community fees 142€ per month (including water), ibi 800€ per year.

Distances:

Beach: 6 minutes drive  
Airport: 35 minutes by car

Direct access to the motorway, a step away from the shopping centre and all kind of services: bus, schools, institutes, supermarkets, pharmacies, bars, restaurants.

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\*\*\*\*\*DO NOT HESITATE, REQUEST A VISIT WITH YOUR REAL ESTATE ADVISOR AVAILABLE 7 DAYS A WEEK. The price includes agency fees with VAT.

